

## PLANNING DIRECTOR HEARING

September 29, 2021

Action Minutes

### WELCOME

#### 1. CALL TO ORDER

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Meeting called to order at 9:00 a.m.

#### 2. DEFERRALS AND REMOVALS FROM CALENDAR

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No items.

#### 3. CONSENT CALENDAR

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- a. [H20-039](#). Site Development Permit to allow the modification of an existing 141,510-square foot industrial building and site for a warehouse/distribution facility on a 13.68-acre site located on the north corner of Junction Avenue and Dado Street (2256 Junction Avenue). The building modification includes the demolition of the rear portion of the building (33,791 square feet), interior alteration and the associated exterior changes. Site changes includes parking and circulation reconfiguration and new landscape areas. The project also includes the removal of 26 ordinance-sized trees and 7 non-ordinance-sized trees (Duke Realty 2256 Junction Ave LP, Owner). Council District 4. CEQA: Mitigated Negative Declaration for 2256 Junction Avenue Project

*PROJECT MANAGER, ANGELA WANG*

**Staff Recommendation:** Consider the Mitigated Negative Declaration for 2256 Junction Avenue Project in accordance with CEQA. **Approve** a Site Development Permit.

**MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING**

**ACTION: APPROVED**

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<https://www.sanjoseca.gov/planningmeetings>

- b. [PDA01-089-08](#). Planned Development Permit Amendment to allow site modifications including relocation of parking islands, construction of a new loading dock and trash enclosure, the removal of seven non-ordinance sized trees and one ordinance sized tree on an approximately 29-gross acre site located on the north side of Blossom Hill Road between Winfield Boulevard and Santa Teresa Boulevard (5540 Winfield Boulevard) (Oakridge Mall LP, Owner). Council District 10. CEQA: Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities.

*PROJECT MANAGER, RHONDA BUSS*

**Staff Recommendation:** Consider the Exemption in accordance with CEQA. **Approve** a Planned Development Permit Amendment

**ACTION: APPROVED**

- c. [SP19-068](#). Modify the conditions of a Special Use Permit to a previously approved but not yet constructed project (File No. PD18-037) for up to 54 residential units and approximately 11,910 square feet of commercial space on an approximately 0.47-gross acre site located north of Hemlock Avenue, approximately 530 feet westerly of Monroe Street (2881 Hemlock Avenue) (Yisreal 26 LLC, Owner). Council District 6. CEQA: Addendum to the Hemlock Mixed Use Project Initial Study/Mitigated Negative Declaration.

*PROJECT MANAGER, MICHELLE FLORES*

**Staff Recommendation:** Consider the Addendum to the Hemlock Mixed Use Project Initial Study/Mitigated Negative Declaration in accordance with CEQA. **Approve** a Revised Special Use Permit.

**MOVED FROM CONSENT AND HEARD UNDER PUBLIC HEARING**

**ACTION: APPROVED**

## **4. PUBLIC HEARING**

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- a. [H20-007](#). Site Development Permit to allow the demolition of three residential buildings (approximately 5,653 square feet), the removal of seven ordinance-sized trees and seven non-ordinance trees, and the construction of a new four-story multifamily residential building (46.5 feet in height) with one level of underground parking, including 46 units, 30% of which will be restricted affordable for low-income residents, and 30 parking spaces, located on the southwest corner of East Street John Street and North 11th Street (95 North 11<sup>th</sup> Street) (Tan Jitian and Chen Dong Hui, Owner). Council District 3. CEQA: Mitigated Negative Declaration for the 488 East Street John Urban Residential Project.

*PROJECT MANAGER, LAURA MEINERS*

**Staff Recommendation:** Consider the Mitigated Negative Declaration for the 488 East Street John Urban Residential Project in accordance with CEQA. **Approve** a Site Development Permit.

**ACTION: APPROVED**

## **5. ADJOURNMENT**

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Meeting adjourned at 10:01 a.m.